

Presumpscot River, the same to be constructed and the sewage and/or waste disposed of by him or them in such a manner as shall be satisfactory to the public authorities having jurisdiction thereof.

Also excepting and reserving to the said Samuel Rindge, his heirs, executors, administrators and assigns and successors in title, the right to enter upon the premises described in this paragraph (2) from time to time, whenever necessary or expedient, for the purpose of inspecting, altering, maintaining, repairing or removing any or all buildings or structures now or hereafter located on the said remaining premises owned by Samuel Rindge on February 4, 1932, or erecting new buildings or structures thereon.

(3) A certain lot or parcel of land situated in the Town of Gorham, at Mallison Falls, so called, bounded and described as follows:

Beginning at an iron pin set in the ground in the northwesterly side line of Mallison Street, said iron pin being one hundred twenty-five (125) feet southwesterly of the southwesterly abutment of the bridge across the Presumpscot River, measured along said northwesterly side line; thence extending North 66° 03' West a distance of one hundred ninety-four (194) feet, more or less, to a monument in the thread of a brook, said point being about one hundred (100) feet from the westerly bank of said Presumpscot River, measured at right angles thereto; thence extending North 34° 57' East and approximately following said brook, one hundred ten (110) feet, more or less, to the westerly bank of said river; thence continuing on the same course to the thread of the Presumpscot River; thence extending southeasterly along the thread of said river to a point in the projected northwesterly side line of Mallison Street; thence southwesterly along said street to the point of beginning. Being the same premises conveyed by Freda Hawkes Williams to Central Maine Power Company by deed dated May 17, 1945, recorded in Cumberland County Registry of Deeds, Book 1781, Page 116. (All courses in the present deed based on True Meridians.)

Also conveying to the Grantee, its successors and assigns, the perpetual right and easement to erect, repair, rebuild, operate and patrol electric transmission and distribution lines, together with the appurtenant equipment and apparatus connected therewith, including trimming rights, as the same were excepted and reserved in an Indenture dated July 25, 1945, between Cumberland Securities Corporation and Windham Fibres, Inc., recorded in Cumberland County Registry of Deeds, Book 1787, Page 353, to which Indenture reference is hereby made for a more particular description of the rights and easements hereby conveyed.

Also conveying to the Grantee, its successors and assigns, the right to pass and repass for any and all purposes to and from Depot Street to any point on a one-rod strip described in said Indenture of July 25, 1945, which strip was located along the easterly bank of the Presumpscot River, and/or to the dam constructed at Little Falls, so called, along the two rights of way as the same are now located from Depot Street and through the buildings along suitable and convenient rights of way to be designated, all as the same were excepted and reserved in said Indenture of July 25, 1945.

Also conveying to the Grantee, its successors and assigns, the pole line easement which was conveyed by Cumberland Securities Corporation to Central Maine Power Company by instrument dated October 6, 1954, recorded in said Cumberland County Registry of Deeds, Book 1759, Page 348.

Also conveying to the Grantee, its successors and assigns, the right and easement to construct, erect, repair, replace, operate and maintain any or all of its transmission or distribution lines as the same are now located along and across the premises conveyed to Atlantic Mills, Inc. by Cumberland Securities Corporation by Indenture dated January 29, 1954, recorded in Cumberland County Registry of Deeds in Book 2167, Page 245, and the right and easement of the Grantor, its successors and assigns, to overflow and flood the premises conveyed to Atlantic Mills, Inc. by said Indenture of January 29, 1954, as said rights and easements were excepted and reserved in said Indenture of January 29, 1954.

Subject to the reservation for the benefit of Central Maine Power Company, its successors and assigns, the perpetual right and easement to erect, construct, maintain, repair, respace, replace, operate, patrol and remove an electric line or lines, together with the appurtenant equipment and apparatus connected therewith, over, along and across the premises hereby conveyed in the following described locations:

(a) Beginning at the most southerly boundary of the premises described in paragraph (1) hereof, at the northerly line of land of Stevi and Asta Penuk; thence extending northerly along the route of Central Maine Power Company's electric line as now constructed to a junction pole as now located on the northerly side of the wasteway, so called;

(b) Beginning at said junction pole and extending in a general easterly and northeasterly direction along the route of Central Maine Power Company's electric line as now constructed to and across the Presumpscot River to the easterly boundary of the premises described in paragraph (2) hereof;

(c) Beginning at a point where Central Maine Power Company's electric line as now constructed intersects the easterly line of the premises described in paragraph (2) hereof, said point being approximately fifty-one (51) feet distant northwesterly from the northwesterly corner of the machine shop, so called, as shown on a plan entitled "Survey of Water Power at Mallison Falls Cumberland Co. Power & Light Co.", dated Dec. 1, 1931 and numbered 391-1, recorded in Cumberland County Registry of Deeds; thence extending southerly and southeasterly along the route of said electric line as now constructed to a point where said electric line again crosses the easterly boundary of the premises described in paragraph (2) hereof;

(d) Beginning at said junction pole and extending in a general northerly direction along the route of Central Maine Power Company's electric line as now constructed to and including the meter pole, so called, on which Central Maine Power Company's metering equipment is now located; together with the right to repair, replace and maintain its metering equipment as the same is now located on said meter pole;

(e) Beginning at said junction pole and extending in a general northwesterly and westerly direction along the route of Central Maine Power Company's electric line as now constructed to the easterly line of Central Maine Power Company's Mallison Substation lot.

Subject also for the benefit of Central Maine Power Company, its successors and assigns, the right to cut, trim and remove such trees, branches and underbrush, for a distance of fifty (50) feet on each side of Central Maine Power Company's said electric lines as now constructed in the above described locations, as in the opinion of Central Maine Power Company, its successors and assigns, will interfere with or endanger the operation of said electric lines; except such part of said strips as is located outside the limits of the premises hereby conveyed.

The Grantee, its successors and assigns, will not permit any building, structure or material to be placed within the limits of any or all of said strips which in the opinion of Central Maine Power Company, its successors and assigns, will interfere with or endanger the operation or maintenance of any or all of said electric lines, excepting such buildings and structures as are now located within the limits of any or all of said strips.

Also excepting and reserving to Central Maine Power Company, its successors and assigns, a distribution line as the same is now located within the limits of the premises hereby conveyed, extending from the northerly line of Central Maine Power Company's Mallison Substation lot in a general northerly direction to Mallison Street, so called, and extending in a westerly direction along the route of said distribution line as now located to the westerly boundary of the premises described in paragraph (1) hereof, and in an easterly direction along the route of said distribution line as now located to the easterly boundary of the premises described in paragraph (2) hereof; also two short spurs as now constructed in a westerly direction from said distribution line; together with the right to cut, trim and remove such trees, branches and underbrush as in the opinion of Central Maine Power Company, its successors and assigns, will interfere with or endanger the operation of such distribution line as now constructed.

Also excepting and reserving to Central Maine Power Company, its successors and assigns, the right to construct, erect, repair, replace, respace, operate, maintain and remove an electric line or lines in suitable and convenient locations to be agreed upon, extending over, along and across the premises described in paragraphs (1), (2) and (3) hereof, including the parcel shown as "A" on plan numbered 391-1 (hereinbefore mentioned) and described in said paragraph (2), extending from the southerly line of the premises described in paragraph (1) hereof at land of Stevi and Asta Penuk to the northerly line of said parcel shown as "A" on said plan and to the easterly line of other premises described in said paragraph (2); together with the right to cut, trim and remove such trees, branches and underbrush as in the opinion of the Central Maine Power Company, its successors and assigns, will interfere with or endanger the operation of said electric line or lines as they may be constructed along the above described locations.

In the event that the said Central Maine Power Company, its successors and assigns, shall be unable to construct, erect, operate and maintain its said electric line or lines over, along and across the premises hereby conveyed in said agreed upon locations because of insufficient space, then the said Central Maine Power Company, its successors and assigns, and the Grantee, its successors and assigns, will coordinate facilities as they exist at such time, such coordination to be at the cost and expense of the Central Maine Power Company, its successors and assigns.

The Grantee covenants and agrees for itself, its successors and assigns, that it or they will, at the time such locations are agreed upon, upon the written request of the Central Maine Power Company, its successors and assigns, execute and deliver to the Central Maine Power Company, its successors and assigns, the necessary pole line easements covering the locations as agreed upon.

Subject to the reservation for the benefit of Central Maine Power Company, its successors and assigns of the right to enter at any and all times upon the premises hereby conveyed for the purpose of enjoying the foregoing rights and easements hereby excepted and reserved to the Central Maine Power Company, its successors and assigns.

This conveyance of parcels numbered Fourth is made subject to the limitation of use of the electric energy generated at this Mallison station set out in detail in the Indenture by and between Central Maine Power Company and the Mallison Corporation dated May 25, 1955 and recorded in said Registry of Deeds in Book 2232, Page 33.

Fifth:

All those rights, title, interests, easements and privileges located in the Towns of Windham, Westbrook and Gorham formerly known as Central Maine Power Company 11KV electric transmission line Section 107 and the easements referred to in the deed from Central Maine Power Company to Mallison Corporation dated December 22, 1965 and recorded in said Registry of Deeds in Book 2963, Page 429.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to it, the said Scott Paper Company (S. D. Warren Division), its successors and assigns forever.

And the said Grantor Corporation does covenant with the said Scott Paper Company (S. D. Warren Division), its successors and assigns, that it has not delivered any unrecorded instrument to any third party or parties (excluding the Grantee) conveying any interest in or encumbering the real estate and interest in real estate listed and described herein.

IN WITNESS WHEREOF, the said Mallison Corporation has caused this instrument to be sealed with its Corporate seal and signed in its Corporate name by Lawrence J. Keddy, its President, thereunto duly authorized, this 18th day of October in the year of our Lord one thousand nine hundred and seventy-four.

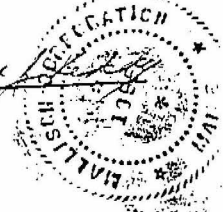
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Signed, Sealed & Delivered
in presence of

MALLISON CORPORATION

David I. Hampton

By Lawrence J. Keddy
Its President



OCTOBER 18, 1974

STATE OF MAINE
CUMBERLAND, ss.

Personally appeared the above named Lawrence J. Keddy, President
of said Grantor Corporation as aforesaid and acknowledged the foregoing
instrument to be his free act and deed in his said capacity and the free act
and deed of said Corporation.

Before me.

David I. Hampton
Attorney-at-Law

OCT 18 1974
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 11 E 02 AM, and recorded in
BOOK 3612 PAGE 30 David I. Hampton Register

1205

(122)

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Know all Men by these Presents,

That LAWRENCE J. KEDDY, P. O. Box 40, Windham, Maine, as mortgagee under a Mortgage from National Metal Converters of Windham, Inc. dated January 2, 1975 and recorded in Cumberland County Registry of Deeds in Book 3638, Page 56, and under a Supplemental Mortgage and Security Agreement from New England Steel Co., Inc., formerly known as National Metal Converters of Windham, Inc. dated September 24, 1976 and recorded in said Registry of Deeds in Book 3915, Page ~~xxxxxx~~ 58, and as attorney in fact for said mortgagors pursuant to the power of sale granted in said mortgages,

in consideration of One Hundred Thousand Dollars (\$100,000.00)

paid by Lawrence J. Keddy,

and whose mailing address is P. O. Box 40, Windham, Maine

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Lawrence J. Keddy, his

heirs and assigns forever,

a certain lot or parcel of land

See Exhibit A attached hereto

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To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said

Lawrence J. Keddy, his

heirs and assigns forever.

In Witness Whereof, the said Lawrence J. Keddy, as mortgagee and attorney in fact of New England Steel Co., Inc. as aforesaid,

xxxx

xxxxxxx

xxxxxxx this deed xxxxxxxx and xxxxxxxx and xxxxxxxx

all rights by descent and all other rights xxxxxxxx

has hereunto set his hand and seal this 17th day of January in the year of our Lord one thousand nine hundred and seventy-eight.

Signed, Sealed and Delivered
in presence of

No Corp
Seal

NEW ENGLAND STEEL CO., INC.

By Lawrence J. Keddy
Attorney in Fact

Lawrence J. Keddy
Lawrence J. Keddy, Mortgagee

State of Maine,
Cumberland

ss.

January 17 19 78 .

Personally appeared the above named

Lawrence J. Keddy and acknowledged the above instrument to be his free act and deed, and his free act and deed in his said capacity.

Before me, David Amory
Justice of the Peace.
Notary Public.
Attorney-at-Law.

VIL RESP00050

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side line of Main Street (Route #202), which point is located One Hundred Seventy-Five (175) feet southerly along said easterly side line of Main Street from the southwesterly corner of land now or formerly owned by Robert P. Miele, et al; thence South 77° 33' East, Three Hundred Fifty-Five and Eighty-three Hundredths (355.83) feet to the face of the westerly foundation of the main factory building situated on the land herein conveyed; thence South 12° 27' West along the said face of the westerly foundation Fifty-eight and Seventy-four Hundredths (58.74) feet to a corner of said foundation; thence South 77° 50' East by the face of the southerly foundation of said building a distance of Thirty-four and Seventy-two Hundredths (34.72) feet to a point distant Twenty-five (25) feet northeasterly from the center of the 12,000 volt electric pole line which runs southeasterly from a point near said corner of said foundation; thence running Twenty-five (25) feet distant northeasterly from and parallel with said center of said electric pole line South 42° 33' East Three Hundred Eighty-nine and Sixty Hundredths (389.60) feet to a point; thence continuing Twenty-five (25) feet distant easterly from and parallel with said center of pole line South 3° 58' 30" West Six Hundred Six and Sixty-two Hundredths (606.62) feet to a point being situated Twenty-five (25) feet easterly of the center of said electric pole line and at a point which intersects with a line at right angles to the westerly boundary of main line of track of Maine Central Railroad and a switch thereon; thence running South 79° 36' 30" East Sixty-seven and Thirteen Hundredths (67.13) feet to the westerly boundary of land now or formerly of Maine Central Railroad; thence running North 0° 40' 40" West One Hundred Seventy-two and Forty-six Hundredths (172.46) feet to a point on said westerly boundary; thence North 73° 03' 30" East Fifty (50) feet to a point on said westerly boundary; thence North 10° 23' 30" East by said Railroad land, a distance of Eight Hundred Twelve and Forty-two Hundredths (812.42) feet to a point; thence northerly along said Railroad boundary along an arc having a radius of One Thousand Eight Hundred Eighty-one and Eighty-six Hundredths (1881.86) feet, One Hundred and One and Two Hundredths (101.02) feet to a point (marked by an iron set) on the southeasterly corner of land now or formerly of the Hart heirs; thence South 75° 49' West by said land of the Hart heirs, One Hundred Forty-eight and Eight Hundredths (148.08) feet to the southerly corner of said land of the Hart heirs (marked by an

iron set); thence North 41° 27' West, Seventy-two (72) feet to a southwesterly corner of the land of the Hart heirs (marked by an iron set); thence North 15° 32' West, One Hundred Forty-one (141) feet to the northwesterly corner of the land of the Hart heirs on the southerly side of Depot Street (marked by a monument set); thence South 73° 29' West, Thirty-five and Eighty-three Hundredths (35.83) feet along the southerly side of Depot Street to a point (marked by an iron set); thence North 89° 7' West, Two Hundred Eighty-one and Eighty-one Hundredths (281.81) feet to the northeasterly corner of land now or formerly owned by Dorothy Chaplin (marked by a monument set); thence South 15° 46-1/2' West, Fifty-nine and Ninety-seven Hundredths (59.97) feet to the southeasterly corner of said Chaplin land (marked by a monument set); thence North 83° 2' West, Fifty-five and Sixty-five Hundredths (55.65) feet to a southerly corner of said Chaplin land (marked by an iron set); thence North 80° 55' West, Eighteen and Ninety Hundredths (18.90) feet to the southwesterly corner of said Chaplin land (marked by an iron set); thence North 15° 46-1/2' East, Fifty-seven and Seventy-five Hundredths (57.75) feet to the northwesterly corner of said Chaplin land on the southerly side line of Depot Street (marked by a monument set); thence North 80° 55' West, Eighty-nine and Fifty Hundredths (89.50) feet to the northeasterly corner of land now or formerly of Robert P. Miele (marked by an iron set); thence South 15° 46-1/2' West, Fifty-seven and Seventy-five Hundredths (57.75) feet to the southeasterly corner of said Miele land (marked by an iron set); thence North 80° 55' West, Ninety-nine and Fifty Hundredths (99.50) feet to the southwesterly corner of said land of Robert P. Miele on the easterly side line of Main Street; thence South 13° 56-1/2' West, One Hundred Seventy-five (175) feet to the point of beginning; together with all the Grantor's right, title and interest in and to the land extending to the center line of all streets or roads adjoining said premises.

Also conveyed herewith and appurtenant to the above-described premises is a right of way for vehicles and pedestrians, Thirty (30) feet in width over the land formerly owned by Atlantic Mills, Inc. and now or formerly owned by Lawrence J. Keddy, extending easterly from the easterly side of Main Street (Route #202) at the point of beginning of the above described premises to a doorway located in the westerly foundation of the main factory building and further conveying to the Grantee herein, his heirs and assigns, the right to maintain and use on, in and over said right of way, the existing platform, door and stairs.

The courses recited herein are magnetic - 1969.

The above described premises are shown on a plan of land in South Windham, Maine for National Metal Converters, Inc. by Owen Haskell, Inc. dated June 19, 1974.

This conveyance is made subject to Maine Central Railroad side track agreements, including the modification agreement between Maine Central Railroad and Keddy Manufacturing Company

recorded at said Registry of Deeds in Book 3459, Page 305.

This conveyance is also made subject to a right of way conveyed by Cumberland Securities Corporation to Central Maine Power Company by deed dated October 6, 1944, and recorded in the Cumberland County Registry of Deeds in Book 1759, Page 348, and also subject to rights of way as they may pertain to the above-described premises reserved in the Deed of Cumberland Securities Corporation to Windham Fibres, Inc., dated July 25, 1945, and recorded in the Cumberland County Registry of Deeds in Book 1787, Page 353.

This conveyance is made subject to the right of Lawrence J. Keddy, his heirs and assigns to maintain, repair and replace the existing structure attached to the building on the above described premises, for the purpose of supporting said 12,000 volt electric pole line and any additional lines.

Also conveying to the Grantee, his heirs and assigns, all the Grantor's right, title and interest in and to the bed of the said river and the right to use the waters of said river where the same is within the premises hereby conveyed, and all rights of flowage appurtenant to these premises, except the flowage, riparian and water rights excepted and reserved to Cumberland Securities Corporation in Indenture with Windham Fibres, Inc. dated July 25, 1945 and recorded in said Registry of Deeds, Book 1789, Page 353, provided that the above described premises are expressly conveyed free of and not subject to the covenants and reservations of Windham Fibres, Inc. as the same relate to the right of Grantee, his heirs and assigns, to use the waters of, and take water from, the Presumpscot River, where and if said waters are within the premises herein conveyed, for cooling and processing purposes and any additional waters obtained from the public water supply, to discharge said waters used for cooling and processing purposes into the Presumpscot River in accordance with applicable local, state and federal standards and to maintain, repair and replace the existing closed circuit cooling pipe extending from the above described premises into the bed of the Presumpscot River, but in no event shall Grantor, its successors and assigns be obligated to maintain or alter the flow of water in the Presumpscot River for the operation, maintenance, repair or replacement of said cooling pipe.

The premises hereby conveyed are subject to the right and easement of the Central Maine Power Company, its successors and assigns, to repair, replace and maintain any and all of its transmissions and distribution lines as are now located along and across said premises and the right of said Central Maine Power Company, its successors and assigns, to overflow and flood the above described premises as may be overflowed and flooded by means of its dam at Mallison Falls all as set forth in deed of Cumberland Securities Corporation to Atlantic Mills, Inc. dated January 29, 1954, recorded in said Registry of Deeds, Book 2167, Page 245.

The above described premises are also conveyed subject to the covenants of Atlantic Mills, Inc. herein which are binding upon it, its successors and assigns as to the use of water of the Presumpscot River which may be dammed up or stored, said covenants being more fully set forth in the said deed of Cumberland Securities Corporation to Atlantic Mills, Inc. dated January 29, 1954.

The above described premises are also conveyed subject to an agreement respecting the height of the dam at Little Falls between E. I. DuPont DeNemours Powder Company and Androscoggin Pulp Company dated July 25, 1913 and recorded in said Registry of Deeds, Book 925, Page 176, to the extent said agreement may affect the premises hereby conveyed.

Excepting and reserving to the Cumberland Securities Corporation, its successors and assigns, the right to construct, erect, repair, replace, respace, operate, maintain and remove an electric line or lines in suitable and convenient locations to be agreed upon, extending from the northerly to the southerly line of the premises hereby conveyed; together with the right to cut, trim and remove such trees, branches and underbrush as in the opinion of Cumberland Securities Corporation, its successors or assigns, will interfere with or endanger the operation of said electric line or lines as they may be constructed along and across the above described premises. The exceptions, reservations, covenants, and rights referred to in this paragraph shall relate and apply only to that portion of the premises herein conveyed which are a portion of the premises conveyed by Mallison Corporation to Lawrence J. Keddy by deed dated July 10, 1974 and recorded at the Cumberland County Registry of Deeds and to no other portion of the premises herein conveyed.

This conveyance is made subject to the right of Lawrence J. Keddy, his heirs and assigns, to construct, erect, repair, replace, respace, operate, maintain and remove an electric line or lines in suitable and convenient locations to be agreed upon, extending from the southerly to the westerly line of the premises hereby conveyed; together with the right to cut, trim and remove such trees, branches and underbrush as in the opinion of said Lawrence J. Keddy, his heirs and assigns, will interfere with or endanger the operation of said electric line or lines as they may be constructed along and across the within conveyed premises.

In the event that the Cumberland Securities Corporation, or said Lawrence J. Keddy, their respective heirs, successors and assigns, shall be unable to construct, erect, operate and maintain their said electric line or lines over, along and across the areas subject to their respective easements because of insufficient space, then Cumberland Securities Corporation and said Lawrence J. Keddy, their respective heirs, successors and assigns, and the Grantee, its successors and assigns, will coordinate facilities as they exist at such time, such coordination to be at the cost and expense of the Cumberland Securities Corporation or said

Lawrence J. Keddy, as the case may be, their respective heirs, successors and assigns.

The Grantor covenants and agrees for itself, its successors and assigns, that it or they will, at the time such locations are agreed upon, upon written request of the Cumberland Securities Corporation or said Lawrence J. Keddy, their respective heirs, successors or assigns, execute and deliver to the Cumberland Securities Corporation or said Lawrence J. Keddy, their respective heirs, successors and assigns, the necessary pole line easements covering the locations agreed upon.

Reserving to the Grantor, its successors and assigns a right in common with others so entitled to pass and repass over, across and along the existing roadway, which starts on Depot Street near the line of land formerly of Lucy Hart and runs southerly and then easterly toward the land of Maine Central Railroad, then turns southerly then westerly around the southerly end of the factory building to run between the factory building and the Presumpscot River, as a means of access to the electric transmission line and the supporting poles thereof near said River, provided, however, that Grantee, his heirs and assigns shall have no obligation to repair or maintain said roadway, and the right to retain, repair and replace in its present location one guy pole and anchors near the property line beside said existing roadway.

Also conveyed herewith and appurtenant to the above described premises is a right of way for vehicles and pedestrians, in common with others over, across and along said existing roadway to the extent it crosses into premises of Lawrence J. Keddy adjacent westerly and southwesterly of the above described premises.

Reference is made to deed to Lawrence J. Keddy (1) from Park Corporation recorded in said Registry of Deeds, Book 3545, Page 141, (2) from Atlantic Mills, Inc. dated October 30, 1961 and recorded in said Registry of Deeds, Book 2641, Page 44 and (3) from Mallison Corporation dated July 10, 1974 and recorded in said Registry of Deeds, and to deed to Grantor from Lawrence J. Keddy of even date herewith and recorded in said Registry of Deeds.

JAN 17 1978

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 3 H 59M-24, and recorded in

BOOK 4162 PAGE 277 Leah S. Dilibetta ACTING Registrar

067654

WARRANTY DEED

GEORGE B. WOOD and DORIS S. WOOD ("Seller") of Gorham, Cumberland County, Maine, for full value and consideration paid, hereby grant to BARNARD-MARQUITT CORPORATION ("Buyer"), a New Hampshire Corporation having a place of business in South Windham, Maine, with Warranty Covenants, that certain parcel of land, with any buildings thereon, situated at 28 Main Street, a/k/a Route 202, in the Town of Windham, County of Cumberland, and State of Maine, described as set forth in Exhibit A attached hereto.

ALSO HEREBY CONVEYING all rights, easements, privileges and appurtenances belonging to the described premises. EXCEPTING all rights and encumbrances set forth in Exhibit B attached hereto.

Witness our hands and seals this 6 day of November, 1997.

In presence of:

David C. Bayard

David C. Bayard

George B. Wood
George B. Wood

Doris S. Wood
Doris S. Wood

STATE OF MAINE
COUNTY OF CUMBERLAND

November 6, 1997

Personally appeared the above-named George B. Wood and Doris S. Wood and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

David C. Bayard
Notary Public/Attorney-at-Law

Print Name: David C. Bayard

My Commission Expires: _____

P:\AMC\WOOD\DEED.WAR

EXHIBIT A

A certain lot or parcel of land with any buildings thereon situated in the Town of Windham, County of Cumberland, and State of Maine on the Northwesterly side of the road from South Windham Village toward Gray, currently designated U.S. Route 202 or Main Street, bounded and described as follows: Beginning at an iron pipe set in the ground at the North-easterly corner of the land formerly of Abbie Bragdon and more recently of Donald O. Nichols and Eva C. Nichols as shown by deed recorded in the Cumberland County Registry of Deeds in Book 2310, Page 353; thence N 75 degrees 08 minutes 40 seconds W by line of said Nichols' land a distance of 82.44 feet, more or less, to an iron pipe set at a corner; thence S 14 degrees 51 minutes 20 seconds W by line of said Nichols' land to an iron pipe and continuing on the same course by land now or formerly of Joyce E. Points as shown by deed recorded in said Registry at Book 4185, Page 48 and through another iron pipe at land now or formerly of Albert L. Hussey and Phyllis M. Hussey as shown by deed recorded in said Registry at Book 3512, Page 47 to an iron pipe and a corner of said Hussey land, a total distance of 141.20 feet, more or less; thence by said Hussey land on a course of N 75 degrees 08 minutes 40 seconds W a distance of 212.81 feet, more or less, to an iron pipe set five (5) feet, more or less, Easterly from the Presumpscot River; thence to the River; thence Northeasterly by the River (upstream) 275 feet, more or less, to a point in line with the Northerly boundary of the lot herein conveyed and the Southerly boundary of land now or formerly of Forest E. Young as shown by deed recorded in said Registry of Deeds in Book 2063, Page 145; thence S 73 degrees 41 minutes 30 seconds E to an iron pipe set in the ground ten(10) feet, more or less, Easterly of the River at a point on a line bearing N 14 degrees 27 minutes 20 seconds E from the pipe above mentioned set five (5) feet Easterly of said River and 259.03 feet distance therefrom; thence S 73 degrees 41 minutes 30 seconds E by line of said Young land a distance of 150.31 feet, more or less, to an iron pipe set in the ground and continuing on the same course 149.74 feet, more or less, to an iron pipe set at said Main Street; thence by said Main Street on a course of S 16 degrees 21 minutes 30 seconds W a distance of 110.26 feet, more or less, to the iron pipe at the point of beginning. Containing 72,800 square feet, more or less, and being the first parcel conveyed to Dennis J. Currier by deed